

**City of Greensboro Planning Department
Zoning Staff Report
December 12, 2005 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: D
Location: 1202-1208 West Meadowview Road (North side of West Meadowview Road between Coliseum Boulevard and Placid Lane)

Applicant: Wiley A. Sykes, III
Owner: Wiley A. Sykes, Jr. & Wiley A. Sykes, III

From: RS-9
To: RM-18

Conditions: N/A

SITE INFORMATION	
Maximum Developable Units	1
Net Density	N/A
Existing Land Use	Undeveloped
Acreage	0.226
Physical Characteristics	<i>Topography:</i> Steep upward northerly slope <i>Vegetation:</i> Grass <i>Other:</i> The topography of the property severely limits the available building area
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Low Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family	RM-18
<i>South</i>	Undeveloped	RM-5
<i>East</i>	Single Family	RS-9
<i>West</i>	West Meadowview Road	RM-18

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-9 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 90S.

DIFFERENCES BETWEEN RS-9 (EXISTING) AND RM-18 (PROPOSED) ZONING DISTRICTS
RS-9: Primarily intended to accommodate moderate to high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 4.0 units per acre or less.
RM-18: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less.

TRANSPORTATION	
Street Classification	Meadowview Road – Minor Thoroughfare.
Site Access	A maximum of one driveway will be approved by GDOT. Any proposed driveway must meet the specifications as outlined in the City of Greensboro's Driveway Manual.
Traffic Counts	None available.
Trip Generation	N/A.
Sidewalks	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, site drains to South Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: RM-18 is consistent with the zoning pattern to the north.

Due to its unusual shape, the lot area, required setbacks, and the presence of a slope easement across the front of the property, only one single family dwelling can be accommodated on this lot. Single family lots which are zoned RM-18 must meet RS-5 minimum requirements for setbacks which are 35 feet for the street setback, 15 feet for the rear setback, and 5 feet for the side setbacks.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.